

001.0

0001

0022.0

Map

Block

Lot

1 of 1

Residential  
CARD

ARLINGTON

APPRAISED:

Total Card / Total Parcel

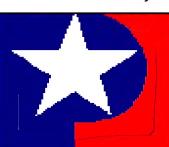
881,000 / 881,000

USE VALUE:

881,000 / 881,000

ASSESSED:

881,000 / 881,000


**Patriot**  
Properties Inc.

## PROPERTY LOCATION

## IN PROCESS APPRAISAL SUMMARY

No	Alt No	Direction/Street/City
48-50		MAGNOLIA ST, ARLINGTON

## OWNERSHIP

Unit #:

Owner 1: PAPALIMBERIS GEORGE T & ANNA	
Owner 2: TRS/ PAPALIMBERIS 1 NOMINEE	
Owner 3: REALTY TRUST	

Street 1: 18 SAINT THOMASMORE DR	
Street 2:	

Twn/City: WINCHESTER	
St/Prov: MA	Cntry
Own Occ: N	

Postal: 01890	Type:
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## PREVIOUS OWNER

Owner 1: PAPALIMBERIS GEORGE T-ANNA -	
Owner 2: -	

Street 1: 116 JOHNSON RD	
Twn/City: WINCHESTER	

St/Prov: MA	Cntry	
Postal: 01890	Type:	

## NARRATIVE DESCRIPTION

This parcel contains .092 Sq. Ft. of land mainly classified as Two Family with a Multi-Garden Building built about 1915, having primarily Aluminum Exterior and 2194 Square Feet, with 2 Units, 2 Baths, 0 3/4 Bath, 0 HalfBath, 11 Rooms, and 4 Bdrms.

## OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS						
Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exempt		
Flood Haz:						
D				Topo	2	Above Stree
s				Street		
t				Gas:		

LAND SECTION (First 7 lines only)						
Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type
104	Two Family		4000		Sq. Ft.	Site

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value	Legal Description
104	4000.000	443,900	5,100	432,000	881,000	

Total Card	0.092	443,900	5,100	432,000	881,000	Entered Lot Size
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Total Parcel	0.092	443,900	5,100	432,000	881,000	Total Land:
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Source:	Market Adj Cost	Total Value per SQ unit /Card:	401.55	/Parcel:	401.55	Land Unit Type:
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Parcel ID: 001.0-0001-0022.0

Date: 12/23/2021

Notes: Year end

Date: 12/10/2020

Notes: Year End Roll

Date: 12/18/2019

Notes: Year End Roll

Date: 1/3/2019

Notes: Year End Roll

Date: 12/20/2017

Notes: Year End Roll

Date: 1/3/2017

Notes: Year End Roll

Date: 1/4/2016

Notes: Year End

Date: 12/11/2014

Notes: Year End Roll

Date: 22

Notes: ASR Map

Date: Fact Dist

Notes: Reval Dist

Date: test

Notes: Year

Date: 1999

Notes: LandReason

Date: Add

Notes: BldReason

Date: N/A

Notes: CivilDistrict

Date: Ratio

Notes:

Date:

Notes:

**EXTERIOR INFORMATION**

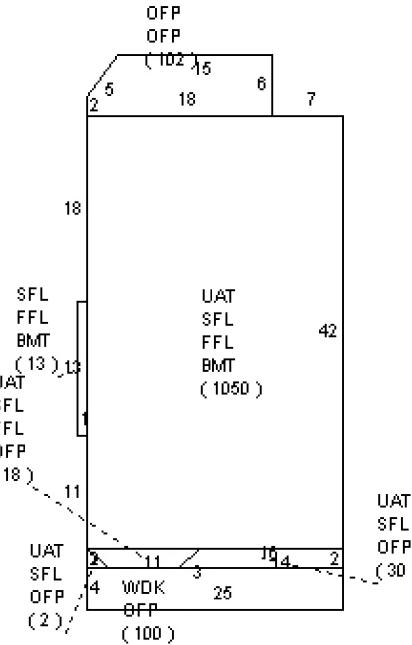
Type:	13 - Multi-Garden	
Sty Ht:	2A - 2 Sty +Attic	
(Liv) Units:	2	Total: 2
Foundation:	2 - Conc. Block	
Frame:	1 - Wood	
Prime Wall:	3 - Aluminum	
Sec Wall:	4 - Vinyl	5%
Roof Struct:	2 - Hip	
Roof Cover:	1 - Asphalt Shgl	
Color:	GREY	
View / Desir:		

**BATH FEATURES**

Full Bath:	2	Rating: Average
A Bath:		Rating:
3/4 Bath:		Rating:
A 3QBth:		Rating:
1/2 Bath:		Rating:
A HBth:		Rating:
OthrFix:		Rating:

**COMMENTS**

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**SKETCH****RESIDENTIAL GRID**

1st Res Grid	Desc: Line 1	# Units	1
Level	FY LR DR D K FR RR BR FB HB L O		
Other			
Upper			
Lvl 2			
Lvl 1			
Lower			
Totals	RMS: 11	BRs: 4	Baths: 2 HB

**REMODELING****RES BREAKDOWN**

Exterior:	No Unit	RMS	BRs	FL
Interior:	1	6	2	
Additions:	1	5	2	
Kitchen:				
Baths:				
Plumbing:				
Electric:				
Heating:				
General:	2	11	4	

**GENERAL INFORMATION**

Grade:	C - Average
Year Blt:	1915
Eff Yr Blt:	
Alt LUC:	
Alt %:	
Jurisdict:	
Fact:	.
Const Mod:	
Lump Sum Adj:	

**INTERIOR INFORMATION**

Avg Ht/FL:	STD
Prim Int Wal	2 - Plaster
Sec Int Wall:	%
Partition:	T - Typical
Prim Floors:	3 - Hardwood
Sec Floors:	%
Bsmnt Flr:	12 - Concrete
Subfloor:	
Bsmnt Gar:	
Electric:	3 - Typical
Insulation:	2 - Typical
Int vs Ext:	S
Heat Fuel:	2 - Gas
Heat Type:	3 - Forced H/W
# Heat Sys:	2
% Heated:	100
% AC:	
Solar HW:	NO
Central Vac:	NO
% Com Wal	% Sprinkled

**DEPRECIATION**

Phys Cond:	AV - Average	31%
Functional:		%
Economic:		%
Special:		%
Override:		%
Total:	31%	

**CALC SUMMARY**

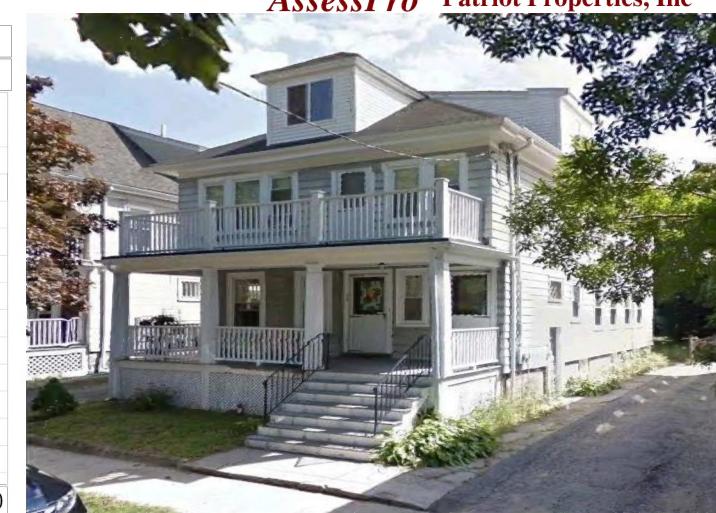
Basic \$ / SQ:	180.00
Size Adj.:	1.12857795
Const Adj.:	0.99980003
Adj \$ / SQ:	203.103
Other Features:	101500
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	643309
Depreciation:	199426
Depreciated Total:	443883

**COMPARABLE SALES**

Rate	Parcel ID	Typ	Date	Sale Price
92	026.0-0002-0016.0		6/18/1998	342,000
92	009.0-0001-0004.0		4/1/1998	317,000
91	140.0-0001-0010.0		5/29/1998	275,000
91	013.0-0005-0002.0		6/4/1998	267,250
90	001.0-0001-0005.0		12/22/1998	320,000
90	047.0-0002-0011.0		6/15/1998	335,000
WtAv\$/SQ:		AvRate: 91	Ind.Val	275334.1575
Juris. Factor:			Before Depr:	203.10
Special Features:	0		Val/Su Net:	111.36
Final Total:	443900		Val/Su SzAd	202.32

**SUB AREA**

Code	Description	Area - SQ	Rate - AV	Undepr Value
SFL	Second Floor	1,113	203.100	226,054
FFL	First Floor	1,081	203.100	219,555
BMT	Basement	1,063	60.930	64,770
OPF	Open Porch	354	21.160	7,490
UAT	Upper Attic	275	81.240	22,341
WDK	Deck	100	16.000	1,600
	Net Sketched Area:	3,986	Total:	541,810
Size Ad	2194	Gross Area	4811	FinArea

**SUB AREA DETAIL****IMAGE**
**AssessPro** Patriot Properties, Inc
**SPEC FEATURES/YARD ITEMS**

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
3	Garage	D	Y	1	20X20	A	AV	1925	21.25	T	40	104			5,100			5,100

More: N

Total Yard Items:

5,100

Total Special Features:

Total:

5,100